



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 27, 2014

REQUEST: City Council Bill #14-0314/Metropolitan District of Baltimore County – Extension 164: For the purpose of consenting to and approving a petition to extend the Metropolitan District of Baltimore County to a certain tract of land; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Ken Hranicky and Eric Tiso

PETITIONER: Baltimore County Department of Public Works

OWNER: Constellation Energy Group Foundation, Incorporated

SITE / GENERAL AREA

Site Conditions: The site is located to the southwest of intersection of Pot Spring and Old Bosley Roads in Lutherville-Timonium, Maryland. The site is predominantly wooded, and is proposed for development.

General Area: This site is located among a suburban area with a variety of housing types, including single-family detached homes in various densities as well as townhome developments and the occasional institutional use.

HISTORY

Baltimore City, along with Baltimore and Carroll Counties signed the first Watershed Protection Agreement in 1979. After intensive inter-jurisdictional efforts for improvement a second agreement was implemented in 1984. On November 16, 1990 the Reservoir Watershed Protection Subcommittee adopted the 1990 Declaration of Reaffirmation of the Reservoir Watershed Management Agreement.

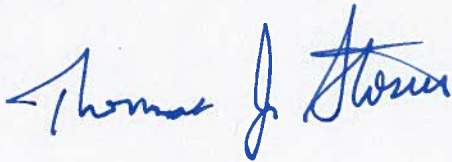
CONFORMITY TO PLANS

- This site is within the Baltimore County Growth Area.
- This water extension conforms to the 1989-2000 Baltimore County Land Use Master Plan.
- This water extension conforms to Baltimore County's 1990 - 2000 Water Supply and Sewerage Plan.

ANALYSIS

Baltimore City supplies water for the metropolitan region. Metropolitan Water District extensions are requested by the Department of Public Works of the jurisdiction in which the extension is to be located, in this case Baltimore County, from Baltimore City. The City's Department of Public Works reviews each water extension request to ensure that there is sufficient capacity in the regional system to supply water to the proposed development area that may occur as a result of the water extension request. The City's Department of Public Works found that this request is in compliance with their standards.

This bill will allow for the requested extension of water and sewer service to a 8.632± acre tract of land in Baltimore County. The site is located on the west side of Pot Spring Road, south of the intersection with Old Bosley Road. The site has Baltimore County zoning designation in the DR2 and RC6 districts. The Planning Department staff reviews each request to confirm that the extension is in compliance with the Baltimore County Land Use Master Plan and zoning. This site is within Baltimore County's growth area (Priority Funding Area, the Urban Rural Demarcation Line, and the Water and Sewer Master Plan) and is not within the City reservoirs' watersheds. As such, the extension will not negatively impact the watersheds adjacent to the City's reservoirs.



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